

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
2		BRATTLE LN, ARLINGTON

## OWNERSHIP

Owner 1:	XU MAX		
Owner 2:	GO ANGELIKA		
Owner 3:			
Street 1:	2 BRATTLE LN #1		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02474	Type:	

## PREVIOUS OWNER

Owner 1:	MILLER NICHOLAS & AMY S -		
Owner 2:	-		
Street 1:	2 BRATTLE LANE #1		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02474		

## NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1949, having primarily Wood Shingle Exterior and 978 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

[illegible]

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc:	CONDO	Total:		Spl Credit		Total:	
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	382,900			382,900		146292
							GIS Ref
							GIS Ref
Total Card	0.000	382,900			382,900	Entered Lot Size	
Total Parcel	0.000	382,900			382,900	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:	391.51	/Parcel:	391.5	Land Unit Type:	Insp Date

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2020	102	FV	377,200	0	.		377,200	377,200	Year End Roll	12/18/2019	PRINT	
2019	102	FV	391,100	0	.		391,100	391,100	Year End Roll	1/3/2019		Date
2018	102	FV	303,100	0	.		303,100	303,100	Year End Roll	12/20/2017	12/10/20	21:17:58
2017	102	FV	276,200	0	.		276,200	276,200	Year End Roll	1/3/2017	LAST REV	
2016	102	FV	276,200	0	.		276,200	276,200	Year End	1/4/2016	Date	Time
2015	102	FV	255,100	0	.		255,100	255,100	Year End Roll	12/11/2014	08/01/18	09:30:1
2014	102	FV	243,400	0	.		243,400	243,400	Year End Roll	12/16/2013	danam	
2013	102	FV	243,400	0	.		243,400	243,400		12/13/2012		

## SALES INFORMATION

## TAX DISTRICT

**PAT ACCT.**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MILLER NICHOLAS	145-86		6/20/2017		425,000	No	No		
BLOOM JONATHAN	116-123		8/4/2011		251,500	No	No		
BLOOM JONATHAN	107-49		3/20/2009	Family	1	No	No		
BLOOM JAROD J/T	107-48		3/20/2009	Family	1	No	No		
BLOOM JAROD J	98-48		3/6/2007	Family	100	No	No		
PICCARELLI MARI	94-37		5/30/2006		298,900	No	No		
LUBBERS THOMAS	83-109		8/2/2004		303,000	No	No		
DEVENDITTIS CAN	U75-170		7/1/2002		200,500	No	No		

## BUILDING PERMITS

[illegible]

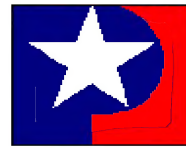
### ACTIVITY INFORMATION

Date	Result	By	Name
8/1/2018	Measured	DGM	D Mann
3/16/2018	SQ Returned	MM	Mary M
11/8/2011	MLS	EMK	Ellen K
11/9/2000	Hearing Chag	201	PATRIOT
5/6/2000		197	PATRIOT

Sign:

VERIFICATION OF VISIT NOT DATA

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***Patriot***  
Properties Inc.

## USER DEFINED

Prior Id # 1:	146292
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Type:	99 - Condo Conv		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:	N - NONE		

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

[illegible]

## GENERAL INFORMATION

Grade: C - Average	
Year Blt:	1949
Alt LUC:	
Jurisdic	
Const Mod:	
Lump Sum Adj:	

## OTHER FEATURES

Kits: 1	Rating:	Good
A Kits:	Rating:	
Frpl:	Rating:	
WSFlue:	Rating:	

## CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	50.000000000
Name:	49 - 7007

## RESIDENTIAL GRID

1st Res Grid	Desc: Line 1											# Units: 1
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 3		BRs: 1		Baths: 1		HB					

## INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall:	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

## DEPRECIATION

Phys Cond:	GD - Good	18.6%
Functional:		
Economic:		
Special:		
Override:		
	Total:	18.6%

## REMODELING

	Exterior:	
	Interior:	
%	Additions:	
%	Kitchen:	
%	Baths:	
%	Plumbing:	
%	Electric:	
%	Heating:	
%	General:	

## RES BREAKDOWN

No Unit	RMS	BRS	FL
1	3	1	0
<b>Totals</b>			
1	3	1	

## CALC SUMMARY

Basic \$ / SQ:	295.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj \$ / SQ:	398.210
Other Features:	58500
Grade Factor:	1.00
NBHD Inf:	1.04999995
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	470347
Depreciation:	87485
Depreciated Total:	382862

## COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:		Before Depr:	418.12	
Special Features:	0	Val/Su Net:	391.51	
Final Total:	382900	Val/Su SzAd	391.51	

## MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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### SPEC FEATURES/YARD ITEMS

[illegible]

## SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	978	398.210	389,450
Net Sketched Area:		978	Total:	389,450
Size Ad	978	Gross Are	978	FinArea

### SUB AREA DETAIL

[illegible]

**IMAGE**

